

# Leasing Information



541 St Kilda Rd, Melbourne, VIC, 3004

## Whole Building For Lease - 8,200m<sup>2</sup>

One of the city's major arterials, St Kilda Road is quintessentially Melbourne. Lined by 100-year-old elm trees and bisected by one of the world's busiest tram corridors, it offers easy access to the CBD and lifestyle hubs of Prahran and St Kilda. Abundant green spaces including Fawkner Park and Albert Park Lake are a stone's throw away, while a tram-ride will have you in the city or on Chapel Street within minutes. The St Kilda Road precinct is undergoing a significant transformation, with unseen levels of government investment in major projects including the Metro Tunnel and constructing dedicated bike lanes along the thoroughfare. Nearby ANZAC Station is expected to serve more than 40,000 passengers each day when it opens in 2025, further cementing the area as one of Melbourne's premier commercial destinations. Contemporary design, outstanding transport connections and inner-city convenience combine to make 541 St Kilda Road one of Melbourne's most prestigious corporate addresses. Offering uninterrupted boulevard and park views from all floors, flexible floor plates capture abundant natural light and reflect evolving ways of working. 541 St Kilda Rd offers: > 8,200m<sup>2</sup> > 126 car spaces > 100 bike parks > 12 showers > 4 Star NABERS The building is currently undergoing an extensive base building upgrade to include new ground floor lobby, cafe and EoT. Available Q3 2021.

### Property Details:

Size (m <sup>2</sup> )	8200
Suite	01
Level	Whole
Rent (\$pa)	\$4,264,000.00 pa Net
Rent (\$m <sup>2</sup> /pa)	\$520
Outgoings	Estimated at \$175/sqm pa plus GST
Parking	126 spaces
Parking Rent	TBC
Lease Type	Direct
Term	Negotiable
Option	Negotiable
Rent Review	Fixed annual increases
Cleaning	Payable by Tenant
Congestion Levy	Payable by Tenant, if applicable
NABERS	4 Star
Comment	Available Q3 2021

All prices, rents etc are quoted exclusive of GST which is an additional charge payable by the Lessee/Purchaser.  
Every care has been taken to verify the accuracy of the information contained herein, but no warranty is given or implied and prospective purchasers/tenants are advised to carry out their own investigations. Details herein do not constitute any representation by the vendor/lessor or the Agent and are expressly excluded from any contract.

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### Related Properties:

Suite	Size (m2)	Level	Rent (\$m2/pa)	Rent (\$pa)	Lease Type
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